

Planning and Zoning Commission Meeting March 24, 2008

5:30 PM Call to Order	A regular meeting of the City of Maricopa Planning and Zoning Commission was held at Global Water Facility (22590 N. Powers Parkway – Maricopa, AZ 85239). The meeting was called to order at 5:30 pm.
Invocation	Commissioner Jones delivered the invocation.
Pledge of Allegiance	Commissioner Tyler led meeting attendees in the Pledge of Allegiance.
Roll Call	Commissioners present were: Commission Chair Marquisha Griffin, Vice Chair Rich Reeves, Commissioners Tom Bradbury, Bruce Houghton, Dale Jones, and Courtney Tyler. City Representatives present were: Senior Planner Kazi Haque, Assistant Planner Victor Castillo, Planner's Assistant Rudy Lopez, City Attorney Tina Vannucci, Administrative Assistant Julia Gusse, Network Architect Damien Raske and Network Administrator Austin Buettner.
Approval of Minutes	Commissioner Jones made a motion to approve Agenda Item 4.1, approval of March 10 th , 2008 Planning and Zoning Commission Meeting Minutes. Commissioner Tyler seconded. Motion passed unanimously, 6-0.
Agenda Item 5.1: <u>SGN 08-10</u>	Planner's Assistant Rudy Lopez presented the agenda item, a request by Pearson's Signs for approval of signage for the Quik Trip development located on the North West corner of John Wayne Pkwy (SR-347) and Edison Rd. The request entails one (1) 48 square feet wall sign, three (3) 13.88 square feet Quik Trip canopy signs, and one (1) ten feet high monument sign. This site was zoned "CB-2" General Business Zone under Pinal County case number PZ PD 038 00 and the site plan SPR.06-05 that was approved by City Council on February 6 th , 2007. The request does not conform to the City of Maricopa Article 22 Sign Provisions. Presented an overview of the location of the Quik Trip building and surrounding commercial businesses; McDonalds and Tutor Time. Wall Sign request summary; one (1) 48.206 square foot wall sign and under Article 22 Sign Provisions, it exceeds maximum square footage of 24 square feet for wall signage. These provisions were set up for small shop businesses/tenants such as Yakety Yak at Cobblestone Fiesta or the Western Wear next door to Bashas. Being that this is a larger single development business, Staff considers this as not being directed towards those provisions. The Applicant is also requesting three (3) 13.88 square feet canopy signs which would be rounded off to 14 square feet. Under Article 22 there are no gasoline canopy sign provisions. The Monument Sign request summary; one monument sign at 10' X 9'4" consisting of 13.66 square foot of signage for corporate and 10.28 square feet



of price sign signage. Under Article 22 Sign Provisions, this exceeds the allowed height by two (2) feet. Does not exceed the max allowed square footage of 24 square feet. Does not exceed the max allowed square footage for price sign of 12 square feet. Staff recommends that the amount signage for the canopy signs be reduced to nine (9) square feet. This will bring the total aggregate signage to 99.146 square feet. To include approval of wall sign of 48 square feet and Monument sign height to conform to the max height allowed per code to 8'. The previous recommendation was done prior to meeting with Applicant and does not reflect revisions. Revised Recommendation; Instead of reducing to nine square feet the Applicant will remove one sign for the total aggregate sign.

Commissioner Jones questioned if Applicant will adhere to conditions of approval as submitted in the Staff Report.

Planner's Assistant Rudy Lopez indicated that other than reducing the canopy sign to 9 square feet, they will remove one canopy sign of 14 square feet. The report stated that they reduce all canopy signs to 9 square feet; this will be replaced by the removal of one canopy sign.

Commission Chair Griffin questioned that due to the fact that there is no code pertaining to the canopies, how were the parameters determined for the canopies.

Planner's Assistant Rudy Lopez indicated that the Circle K CSP at Desert Cedars was approved at 9 square feet but that this is the first single development business being considered and these are typically done administratively.

Commission Chair Griffin commented that as the City is growing, this is going to be important, that we move in getting an ordinance.

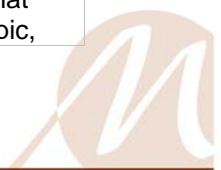
Planner's Assistant Rudy Lopez indicated that Staff (Eric Fitzer and himself included) is working diligently to revise these to conform to what other municipalities are doing. Multi-sign contractors work with other municipalities and we are working into developing this.

Commissioner Houghton questioned the Monument Sign height of 8' and the 2' differential.

Planner's Assistant Rudy Lopez indicated that starting from the grade of the street curb the height differential starts. Our code allows 6' from street curb and this puts it in conformance.



	<p>Commissioner Jones commented on presentation slide that indicated the gas price of \$1.49 per gallon.</p> <p>Commissioner Houghton questioned the monument sign in regards to the site triangle displayed, not sure of the direction of the site being projected on the site triangle.</p> <p>Planner's Assistant Rudy Lopez requested clarification from the Applicant.</p> <p>Mr. Kelly Vaughan with Quik Trip indicated the sight visibility was intended as a right turn only from John Wayne Parkway, initially they wanted the sign on the right side; displayed visual.</p> <p>Commissioner Houghton questioned whose site was being depicted in triangle.</p> <p>Mr. Vaughan indicated that this was a right in only drive coming off 347; displayed visual.</p> <p>Commissioner Houghton questioned if 8' high monument would allow adequate site distance coming out of Quik Trip toward Tutor Time.</p> <p>Mr. Vaughan indicated that it would allow visibility and they are comfortable with this. Displayed visual as to the direction of travel through the Quik Trip parking lot towards Tutor Time.</p> <p>Commission Chair Griffin questioned if there were any other questions and entertained a motion.</p> <p>Commissioner Jones moved to approve SGN 08-10, per staff recommendations (Staff Report and changes indicated at this commission meeting), a request by Pearson's Signs for approval of signage for the Quik Trip development. Commission Vice Chair Reeves seconded the motion; Motion passed unanimously 6-0.</p>
<p>Agenda Item 6.0: <u>Report from Commission and/or Staff</u></p>	<p>Commissioner Jones commented on Planning & Zoning Staff and Commissioner List and requested an updated version with correct information. Questioned Commission Chair Griffin if she received a response from the City Manager, Kevin Evans, when he read the minutes regarding her request to be notified when departmental Staff have been fired.</p> <p>Commission Chair Griffin indicated that she did not do a follow up nor had she received a response from Mr. Evans regarding what his plans are going forward. Before moving forward on this topic,</p>



commented that the P&Z List must be updated with her removal and/or corrected phone number. Indicated that she had never heard back from Kevin Evans regarding her request.

Commissioner Jones commented that Mr. Evans would have egg on his face by now and the longer the time lapse, the more egg that's going to be there.

Commission Chair Griffin commented that she did not know what his (Mr. Evans) plans are with communicating with the Planning and Zoning Commission with regards to changes. Indicated that whoever fills her shoes on the Commission will have to step up and make those requests.

Commissioner Jones questioned when Chair Griffin's last meeting would be with the Commission.

Commission Chair Griffin indicated that she would get to that in just a second.

Commissioner Tyler questioned the plaque and recognition suggested at the last P&Z Meeting for Amy Haberbosch.

Commissioner Jones indicated that he spoke with Ms. Haberbosch and that she would attend the meeting and appreciates the gesture, indicated that a plaque will be forthcoming and as soon as it is in his possession, he will then alert the staff and put it on the agenda.

Commission Chair Griffin requested that Commissioner Jones notify her so that she can attend that meeting.

Commission Chair Griffin read (for the record) her letter of resignation from the Planning and Zoning Commission; Last year I decided to embark on a new journey by running for City Council. As a result, on March 11, 2008 the voters of Maricopa elected me to be their Councilmember. Therefore, it is for this reason, per city code, I must resign effective March 24, 2008. For the past three years I have been a member of the Planning & Zoning Commission and have thoroughly enjoyed working with all of you. Further, I have gained valuable knowledge that I will take with me into my new role as a councilmember. While I will be resigning as the chair of the Planning & Zoning Commission I am thankful for the professional and personal development opportunities that have been provided and look forward to the months and years to come, I will miss being a member of the commission, but am grateful of the opportunity to continue contributing to my community. If I can be of assistance



	<p>during the transition, please let me know. You never know how much something means to you until you have to let it go. I will miss being a part of the Commission! Commission Chair Griffin indicated that this was her last meeting and that Vice Chair Reeves would then facilitate the following meetings. Thanked the Commission and was grateful for her experience gained while serving on the Commission.</p> <p>Commissioner Jones commented and congratulated Commission Chair Griffin's on the elected position. Commented on his disappointment of the low voter turn out. Requested a future agenda item; election of a Vice Chair for the Commission in the event that Commissioner Chair Reeves is not present in future meetings. Indicated that Vice Chair Reeves would take the position of Commission Chair.</p>
Agenda Item 7.0: <u>Executive Session</u>	The Commission did not go into Executive Session.
Agenda Item 8.0: <u>Adjournment</u>	Commissioner Chair Griffin made a motion to adjourn the meeting at 5:50 pm. Commissioner Tyler seconded. Motion passed unanimously, 6-0.
5:50 p.m.	The meeting was adjourned at 5:50pm.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Maricopa Planning and Zoning Commission held on the 24th day of March, 2008. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 25th day of March, 2008.

 Julia Gusse, Secretary, Planning and Zoning Commission

